

Agenda Item: Wanda Manor Plat 1 – Final Plat
Date: July 11, 2013
Prepared By: Julie Gould
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Wanda Manor Plat 1 Final Plat.

Project Summary

Wanda Manor Plat 1 Final Plat is approximately 6.34-acres, a three lot development located on the north side of E 1st Street, approximately 160 feet west of the E 1st Street and NE Hayes Drive intersection. The plat creates 3 lots that are currently zoned C-2, General Retail and Highway Oriented Commercial. Lot 1 will be developed as multi-family residential. Lots 2 and 3 will be developed for commercial uses.

A variance was granted at the June 4, 2013 Zoning Board of Adjustment to allow four tenants to advertise on the existing pylon sign that was previously used by Staples. The sign will remain the same, with the exception of splitting the existing cabinet into 4 panels. The variance limited the users of the sign to the 3 lots included in this Wanda Manor Plat 1 Final Plat and the user of the building at 906 E 1st Street, (previously Staples).

Project Report:

Streets: There are no new streets proposed with this plat. The site will have access from an existing drive off of E 1st Street and frontage road on the south side of the site that parallels E 1st Street.

Water: A 12" public water main exists along the western side of the site and runs mainly north-south. Service to the 3 lots will be extended from this main.

Sewer: An 8" sanitary sewer main extends east-west across the site and will provide service to all 3 lots.

Drainage: Storm water in this development generally flows towards the north. Storm water detention will be required and reviewed as part of the site plan approval process.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Wanda Manor Plat 1 - Final Plat
NAME OF OWNER: Wanda Manor Cooperative
NAME OF DEVELOPER: Wanda Manor Cooperative

GENERAL INFORMATION:

PLAT LOCATION: North of E 1st Street, approximately 160 feet west of the E 1st Street and NE Hayes Drive intersection.
SIZE OF PLAT: 6.34
ZONING: C-2

LOTS:

NUMBER: 3 lots
USE: Multi-family residential and commercial
BUILDING LINES: 35' front and 40' rear yard setbacks. No side yard setback, except when adjacent to a residential district, then 25'

PARK SITE DEDICATION:

Commercial Development on Lots 2 and 3 will require no park site dedication. Lot 1 will require payment in lieu of park site dedication in the amount of \$1,556.00 (4.63A x 10% x \$12,000).

ADJACENT LANDS:

NORTH: Multi-family
SOUTH: E 1st Street right-of-way/Commercial
EAST: Commercial
WEST: Commercial

STREET DEVELOPMENT:

No new street development.

WASTE WATER:

PROJECTED FLOWS: 6.34 acres x 2,500 gdp/acre = 15,850 GDP est
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 4.2 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Basin

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile North Basin Drainage Area.

WATER SYSTEM:

USAGE 6.34 acres x 2,500 gdp/acre = 15,850 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved by staff on 7/2/13